

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

HEATHER AND STEPHEN WANSER, SP 2013-MV-081 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of roofed deck 5.0 ft. from the side lot line, addition 5.0 ft. from side lot line and 21.8 ft. from rear lot line and chimney 4.5 ft. from side lot line. Located at 6012 Fort Hunt Rd., Alexandria, 22307, on approx. 6,552 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-4 ((3)) (1) 5. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 18, 2013; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The Board has a favorable staff recommendation.
3. The Board generally adopts their reasoning.
4. This applicant was before this Board in 1994 for a similar type of variance, which was approved but never executed.
5. The conditions that existed then exist now.
6. This is an R-4 lot.
7. It only has 6,552 square feet of land, which is fairly small.
8. Whether or not it is substandard, it is smaller than the average, and those conditions exist.
9. The applicant proposes to enclose an existing carport (sic).
10. There would be no closer encroachment to the side lot line and a bump out to the back, which satisfies the requirements.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

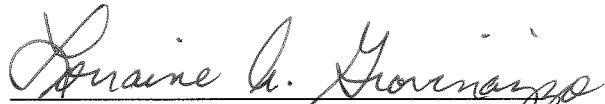
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (455 square feet), covered porch and chimney, as shown on the plat titled "Special Permit Plat, Lot 5, Block 1, Section 1, Belle Haven," prepared by Patrick A. Eckert, L.S, of Alterra Surveys, Inc., sealed April 19, 2013, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (1,919 square feet existing + 2,879 square feet (150%) = 4,798 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. A pier foundation and grade beam system will be utilized in the rear of the proposed addition to preserve tree roots in this area.
6. The applicant shall retain a certified arborist or a registered consulting arborist to determine and implement methods to reduce construction impacts to adjacent off-site trees. Such methods may include the use of a supersonic air tool to locate and avoid large structural roots and properly tying back limbs so materials may be lifted onto the building without damaging the trees.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Byers seconded the motion, which carried by a vote of 7-0.

A Copy Teste:



Lorraine A. Giovinazzo, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 20 day of

December, 2013.

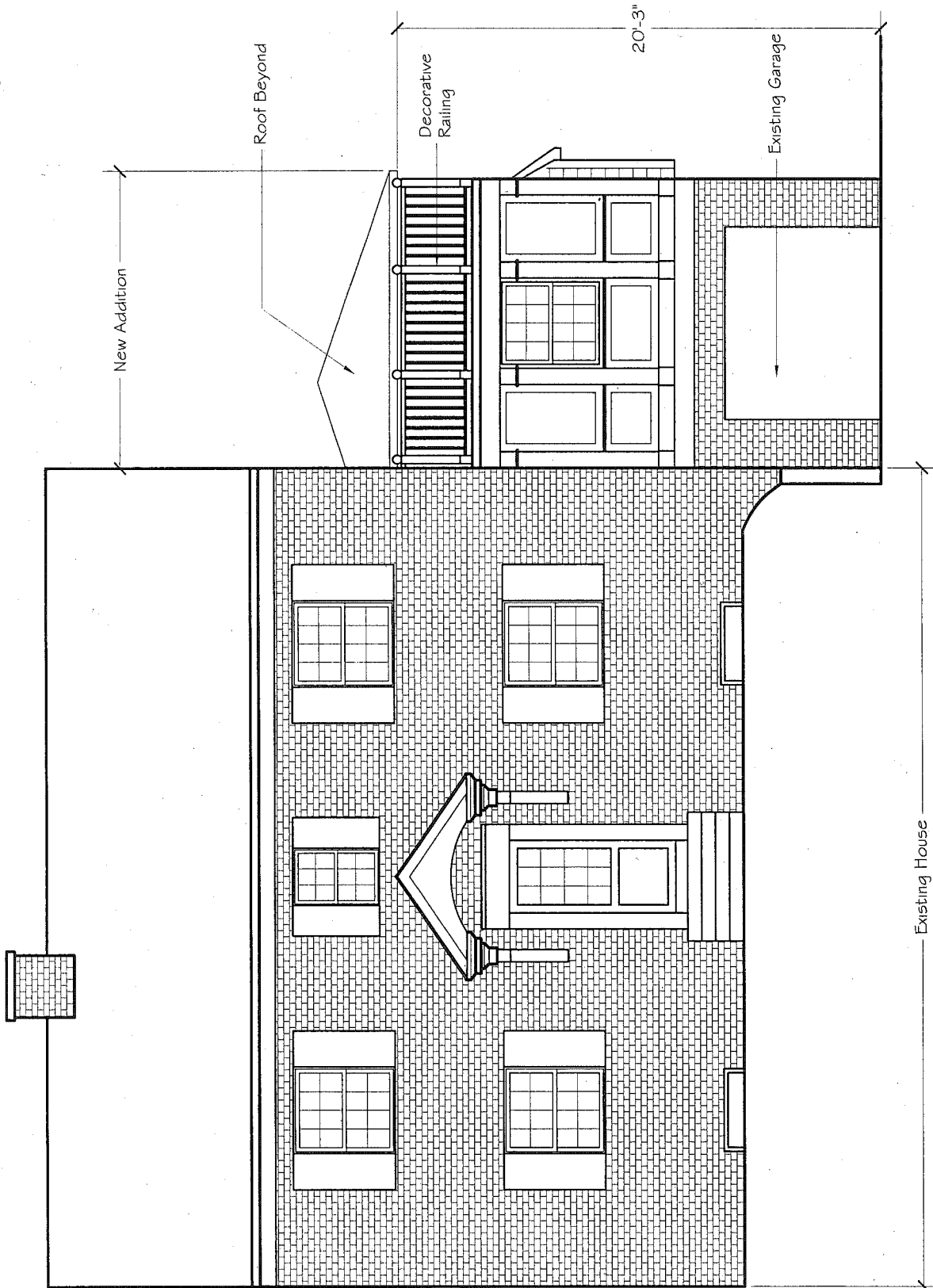


Notary Public

My commission expires: 9-30-2017



revised
received 11/18



2 Front (East) Elevation - One Story Addition
SCALE: 1/4" = 1'-0"

CRAFTED
ARCHITECTURE LLC
Christine A. Kelly, AIA
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail christine@craftedarchitecture.com

PROJECT

Wagner Residence
6012 Fort Hunt Road
Alexandria, Virginia 22306

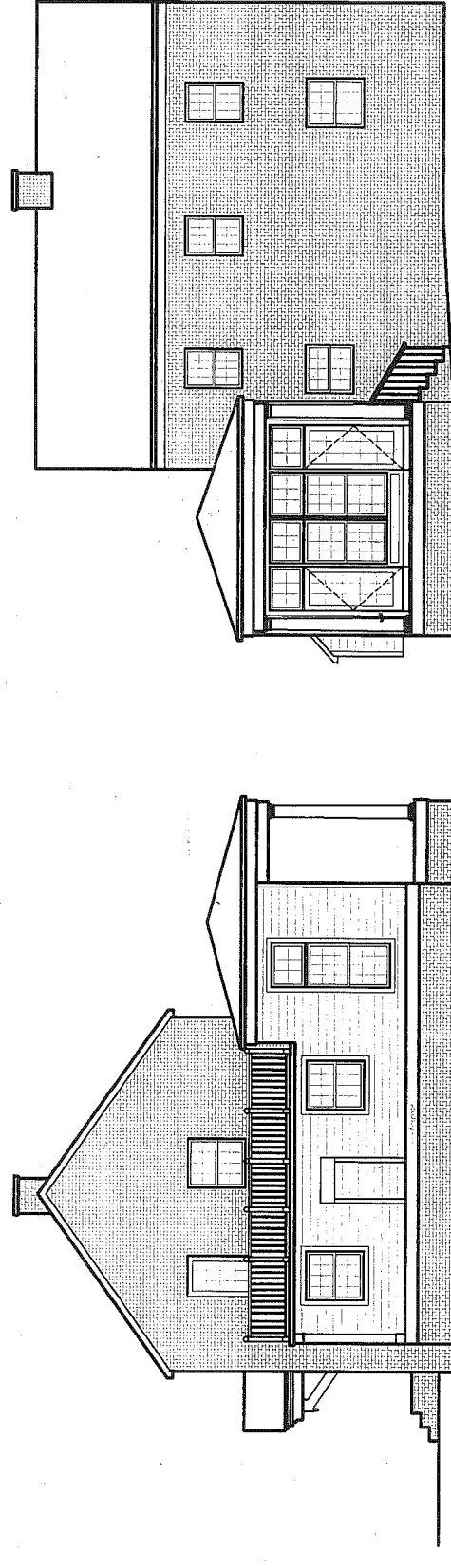
Drawing
Exterior Elevations

Submission
For Design Review

Date
February 9, 2013

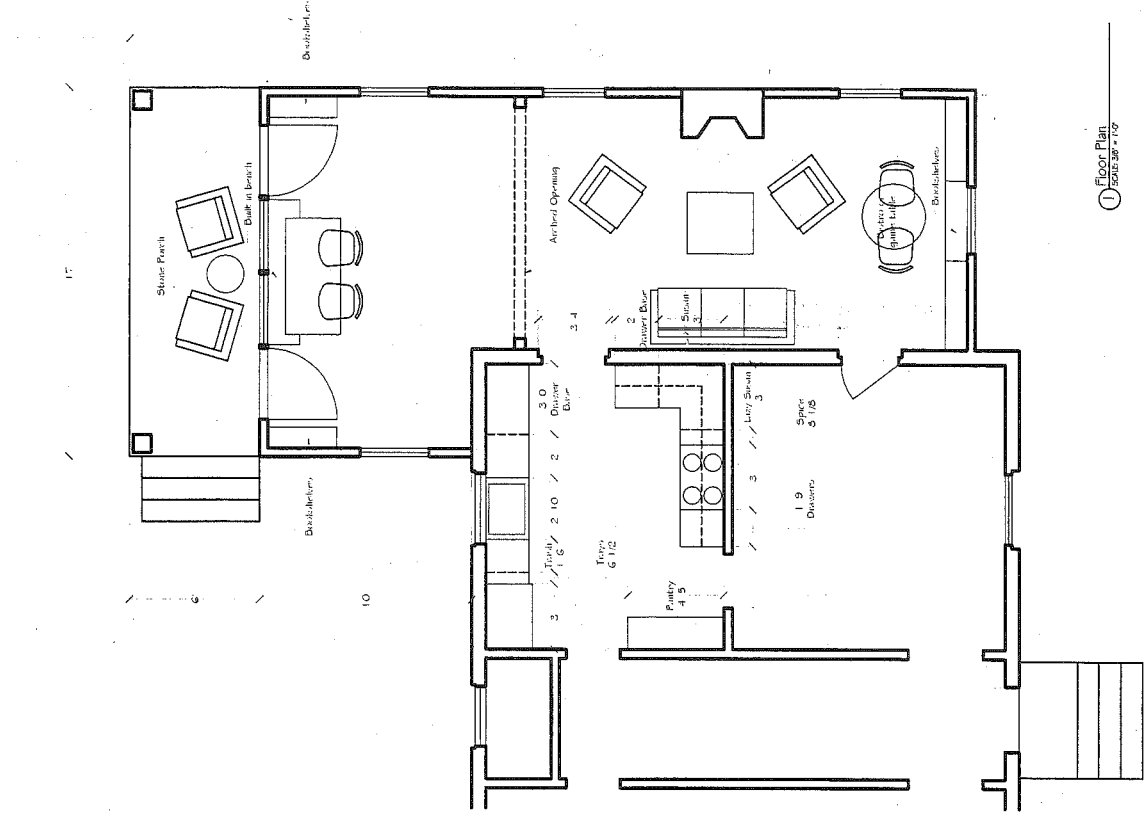
Sheet No.

A2





2 Front Elevation - One Story Addition
Scale 3/8" = 1'-0"



1 Floor Plan
Scale 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC
Christine A. Kelly, AIA
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail christine@craftedarchitecture.com

PROJECT

Winter Residence
1100 North Street
Alexandria, Virginia 22309

Drawing
Floor Plan
Exterior Elevations

Submission
for design review

Date
February 8, 2013

Sheet No. A1